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VALUABLE INFORMATION: IMPORTANT TO EMIGRANTS & STRANGERS

INTENDING TO
SETTLE OR MAKE INVESTMENTS

IN THE
STATE OF WISCONSIN;

SHOWING
THE PRICE OF
IMPROVED AND WILD
LAND, WITH THE PROPORTION
OF TIMBER, OAK OPENINGS, AND PRAIRIE
IN EACH COUNTY; THE MODE OF FARMING
BEST ADAPTED TO EACH; THE COST OF CLEARING, FENC-
ING, AND PREPARING FOR CROPS, THE DIFFERENT DESCRIPTIONS
OF LAND; THE RAIL AND PLANK ROADS, RIVERS, VILLAGES, POPULATION,
SCHOOLS, &c.; ALSO, THE POPULATION OF EACH COUNTY SEAT, ITS DISTANCE FROM
MILWAUKEE, AND THE MOST EXPEDITIOUS ROUTE THERETO; WITH MUCH
OTHER INFORMATION RESPECTING THE PRE-EMPTION OF GOVERN-
MENT LAND; LOCATING LAND WARRANTS; SITUATION OF
GOVERNMENT LAND; STATEMENT SHOWING THE
QUANTITY OF LUMBER MADE, &c.; THE
AMOUNT OF LEAD EX-
PORTED, &c.

Showing the Growth of Wisconsin and Milwaukee City,
THE VALUE OF BUSINESS LOTS, POPULATION, &c.

BY D. G. POWER,

CIVIL ENGINEER, AND COMPILER OF POWER'S MAP OF WISCONSIN,

Copies can be had, free of charge, by applying, (if by letter pre-paid,) to

D. G. POWER,

REAL ESTATE AGENT, (late Power & Schley,)

(See page 15.) MILWAUKEE, WISCONSIN.

MILWAUKEE:

SENTINEL STEAM PRESS PRINT.

1852.

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ABSTRACT

STATE OF WISCONSIN.

From the position of Wisconsin upon the Map, it must strike the observer that she is destined to be second to no other State in the West. As near as can be ascertained, she contains about 40 millions of Acres, one-half of which is surveyed; the greater portion is of excellent quality, being $\frac{1}{2}$ timber, $\frac{1}{4}$ openings, and $\frac{1}{4}$ prairie. Lake Michigan, with its numerous harbors, bounds it on the East for over 180 miles, offering a ready market for every kind of produce, and outlets for her lumber; the Mississippi river is her Western boundary for nearly 200 miles. Lake Superior on the North, and the State of Illinois on the South. The Wisconsin and Fox rivers, connected by a canal, and navigable for steamboats for 290 miles, connecting Green Bay on Lake Michigan, with the Mississippi near Prairie du Chien, afford a good market for the produce of the fertile valleys of the Fox and Wisconsin. There is water power on these rivers, sufficient for the entire Union. New villages have sprung up, as if by magic, along their banks, realizing large fortunes for those who have been fortunate enough to purchase the land at \$1.25 per acre; and village sites are to be had still, at Government prices, which if managed with proper enterprise, one village lot will pay the cost of 160 acres. Of the twenty millions of Acres of surveyed lands in Wisconsin, scarcely eight millions are sold, leaving twelve millions belonging to the Government, which can be bought at \$1.25 per acre, or entered with Land Warrants; a great portion of which are the finest in the State, much superior to those entered ten years ago; particularly those located in the valleys of the Wisconsin, Mississippi, Wolf, Black, La Crosse and Baraboo Rivers.

Navigable rivers affording abundant water power, intersect the State in every direction. How can emigrants be so short-sighted as to pass by Wisconsin, and settle in Iowa and Minnesota? What advantages do these States possess, that Wisconsin does not enjoy? Minnesota and Iowa have only the Mississippi for their market; now, the Mississippi is Wisconsin's poorest market. Before three years elapse, Minnesota, and the greater part of Iowa, must transport their produce to the Eastern market through Wisconsin, and the immense trade of the Mississippi valley, from Dubuque up, must be controlled by Milwaukee. Merchants on the Upper Mississippi will not be so lavish of their time and money, as to get goods brought from New York to New Orleans, thence to St. Louis, thence up the

river. Via Milwaukee, on the completion of the Milwaukee and Mississippi Railroad, a merchant on the Upper Mississippi can go to New York, make his purchases, and return in about nine days, and at a cost of about \$50. To get to New Orleans from the same place, it takes 25 days, and at cost in proportion. Five-sixths of the lead and copper raised in the West, comes from Wisconsin, and new prospects are being discovered every day. Iron ore is found in great abundance in Dodge County, and up the Black River in La Crosse County, with plenty of timber and water in the locality. There are a few furnaces in operation, but the business they do is inconsiderable. The lumber trade of Wisconsin is immense. There are over 300 saw-mills in operation, manufacturing nearly two hundred million feet of lumber yearly. The Chicago, St. Louis and Galena markets are in a great measure supplied from the lumber regions of Wisconsin. The best lumber comes from the Upper Wisconsin, Black, Wolf, Menomonee, St. Croix, La Crosse and Baraboo rivers, from all of which lumber can be rafted to Lake Michigan or the Mississippi. The lumber men are all consumers, so that there is always a home market for the produce raised contiguous to the mills. The population of Wisconsin shows a greater and more healthy increase, than that of any other State in the Union. [See census return.] In 1840 her population was 30,000; at this time it is over 400,000, being over 100 acres to each inhabitant. Plank roads, built by Stock companies, intersect the State in every direction, paying the stock-holders from 15 to 50 per cent. per annum. A Railroad, to connect Milwaukee with the Mississippi, is nearly completed. A Railroad is being constructed from Fond du Lac to Janesville. The following Railroads have been chartered and surveyed:—Milwaukee to Prairie La Crosse, on the Mississippi; Milwaukee to Fond du Lac; Milwaukee to Chicago; Mineral Point to Madison; Janesville to Fort Winnebago, and Milwaukee to Watertown. These roads are under the direction of responsible men, and are bound to be built.

Congress has donated the 16th section, containing 640 Acres in each Township, to the State, for the support of Common Schools. In 1841, Government made a further donation of 500,000 Acres, with 5 per cent on all sales of Government Land within the State, together with all the swamp and overflowed lands. To support a State University, built at Madison, and now in successful operation, 50,000 Acres have already been granted. There are nearly 3,000 School Districts in the State, and the entire School Fund must be more than three millions. There are several Colleges endowed by subscription, in successful operation, among the most prominent of which are the Milwaukee, Beloit, Racine, and the Lawrence Institute at Appleton.

Tobacco is becoming quite a staple crop in Wisconsin. The climate and soil is particularly suited for growing wheat, oats, corn, potatoes, flax, tobacco, &c. For the last two years the wheat crop was poor, but this year Wisconsin has redeemed her reputation as a "wheat growing State;" and for raising sheep, no State in the Union can compare with her.

POWER & SCHLEY, REAL ESTATE AGENTS, MILWAUKEE, WIS.

Offer for sale in the State of Wisconsin, over

600,000 ACRES OF LAND,

COMPRISING

FARMS of all sizes and in every stage of Improvement.

The description, character, and prices of the above lands, with much other information, will be found subjoined, under the heading of the Counties in which they are situated.

Milwaukee County. 15,000 Acres for Sale.

Comprising Lots of 5 Acres and upward, adjacent to the city, and particularly adapted to Gardening purposes or Country Residences, at prices ranging from \$75 to \$150 per acre.

| | | |
|----------------------|--------------------------------|---------------------|
| 10 acres and upward, | from 1 to 3 miles of the City, | at from \$40 to 75. |
| 40 " " " " | 3 " 6 " " " " | 30 to 50. |
| 40 " " " " | 6 " 12 " " " " | 10 to 30. |

If the land is entirely wild, there will be a deduction of about 10 per cent on the above rates.

This County contained originally three-fourths Timber Land, the remainder consisting of Openings and Prairie. The Milwaukee and Mississippi Railroad, the route of the contemplated Milwaukee and Chicago Railroad, and several Plank roads run through it. It is abundantly watered. It contains 60 free schools, several saw and grist mills, factories, &c. The soil is well adapted to the raising of grain, stock, and gardening purposes. Population (exclusive of 25,000 in the city of Milwaukee) 21,000. No Government land.

Waukesha County.

20,000 Acres for Sale.

Improved Farms, with buildings, &c., and under good cultivation, of 40 to 320 acres, from \$8 to \$25 per acre. Wild land, from \$4 to \$12 per acre. Waukesha, the county seat, is 17 miles west from Milwaukee, and contains 2,000 inhabitants.

This county consists of half timber ; the balance openings and prairie. The soil is of good quality, well watered, and adapted to the raising of stock, pork and wheat. The Milwaukee and Mississippi Railroad, and several Plank roads, run through this county. It contains also several flourishing villages, water and steam mills, &c. Population 23,000. No. of schools, 150. Some of the choicest residences in the State are in this county. Also Government land.

Jefferson County.

24,000 Acres for Sale.

Improved Farms, with buildings, &c., of 40 to 320 acres, from \$7 to \$20 per acre. Wild land, from \$4 to \$10 per acre.

Jefferson, the county seat, is about 50 miles west of Milwaukee, with which it enjoys daily communication. Watertown, on the Rock river, with a population of over 2,000, with other thriving villages, are situated in this county. The Milwaukee and Mississippi Railroad, several Plank roads, and the route of the contemplated Rock River Valley Railroad, runs through this county. The land consists of two-thirds openings, the balance timber and prairie, and is more particularly suited to the raising of wheat, pork and stock. Population 18,000. No. of schools, 90. There are several water and steam mills. Government land in this county.

Columbia County.

20,000 Acres for Sale.

Improved Farms, with buildings, &c., of 40 to 320 Acres, from \$6 to \$12 per acre. Wild land \$2 to \$7 per acre. Winnebago, the county seat, on the Fox River, is 100 miles N. W. of Milwaukee. Portage City, also an important place on the Wisconsin River, is two miles west of Fort Winnebago, a rising village.

These rivers are here connected by a Canal, which makes the navigation from the Mississippi to Lake Michigan complete. The land in this county consists of prairie, timber, and openings, in about equal portions, and is adapted to stock and grain. Population 12,000. No. of schools, 70. Government land to be found in this county. Stages leave Milwaukee for Fort Winnebago daily.

Racine County.

10,000 Acres for Sale.

Farms under good cultivation, of from 40 to 320 acres, \$8 to \$25 per acre. Wild land, \$5 to \$12 per acre. Racine, the county seat, is beautifully situated on Lake Michigan, 26 miles south of Milwaukee, and contains 7,000 inhabitants. This county consists of one-half prairie, the remaining portion being timber and openings. The land is of excellent quality, and well adapted to stock and grain. No. of schools, 80. Population (exclusive of City of Racine), 1700. Several Plank roads run through this county. Government land still to be had.

Walworth County.

20,000 Acres for Sale.

Good Farms, well improved, of 40 to 320 acres, from \$8 to \$25 per acre. Wild land, \$4 to \$12 per acre. Elkhorn, the county seat, is 45 miles S. W. of Milwaukee. The land is of excellent quality, and well suited to the raising of stock and grain. It consists of one-half prairie, the remainder of timber and openings in equal portions. Population is 20,000. Number of schools, 140. The Milwaukee and Mississippi Railroad and several Plank Roads run through this county. Government land to be had.

Washington County.

25,000 Acres for Sale.

Well improved Farms, with buildings, 40 to 320 acres, from \$6 to 15 per acre. Wild land, \$3 to 10 per acre. The land is heavily timbered and well watered. Ozaukee, the county seat, contains 1,000 inhabitants, and is situated 30 miles north of Milwaukee, on Lake Michigan. Population of the county, 25,000. Number of schools, 150. Several Plank roads run through the county. Water mills are numerous, and a large business is done here in Pearl Ashes. Farming best suited—wheat, corn, pork, &c. Government land to be had in this county.

Rock County.

24,000 Acres for Sale.

Good Farms, well improved, of 40 to 320 acres, from \$8 to \$25 per acre. Wild land, from \$4 to \$15 per acre. Janesville, the county seat, situated on Rock River, 65 miles S. W. of Milwaukee, contains 5,000 inhabitants. Beloit, another flourishing village in this county, lies 12 miles south of Janesville. The land in this county is of excellent quality, and is well adapted to the raising of stock, pork and wheat. The character of the land is one-half prairie; the remainder openings and timber. Two Railroads, now in progress of construction, will pass through this county. Number of free schools, 140. Population 25,000. Some Government land in this county. Daily communication between Janesville and Milwaukee.

Manitowoc County.

15,000 Acres for Sale.

Improved Farms, in good cultivation, from 40 to 160 acres, from \$6 to \$10 per acre. Wild land from \$2 to \$6 per acre. Manitowoc, the county seat, on Lake Michigan, 80 miles north of Milwaukee, contains over 1,000 inhabitants. The land is mostly heavy timbered, and particularly adapted to the raising of grain. A large lumber business is done here. The village of Two Rivers is seven miles north of Manitowoc. Government land in this county. Stages or Steamboats leave Milwaukee for Manitowoc daily. Population over 5,000.

Dodge County.

20,000 Acres for Sale.

Well cultivated Farms, of 40 to 160 acres, range from \$6 to \$15 per acre. Wild land from \$3 to \$7. Juneau, the county seat, is about 60 miles N. W. of Milwaukee, with which a constant communication is afforded by a line of stages running daily. This county contains about one-half openings; the remainder consisting of timber and prairie. The soil is of good quality, is well watered, and well adapted to the raising of stock and wheat. It contains 160 free schools, and a population of 25,000. Iron mines are also worked to great advantage. Government land in this county. R. R. V. Railroad, and several Plank roads, run through Dodge county.

Dane county.

20,000 Acres for Sale.

Farms, in good cultivation, well improved, of 40 to 160 acres, range from \$6 to \$15 per acre, Wild land from \$3 to \$7. Madison, the county seat and Capital of the State, is 85 miles west of Milwaukee, beautifully situated between two lakes, and contains a population of 2,500. The Milwaukee and Mississippi Railroad, now in progress, will speedily connect it with Milwaukee and the Mississippi River. This county comprises one-half openings; the remainder consists in timber and prairie, and is well adapted to the raising of stock and grain. It contains 100 free schools, and a population of 18,000. The Wisconsin River, on which Prairie du Sac is situated, runs through the N. W. corner of this county. Government land in Dane county. Daily communication between Madison and Milwaukee.

Marquette county.

15,000 Acres for Sale.

Improved Farms, with dwellings, &c., of 40 to 160 acres, \$6 to \$15 per acre. Wild land, \$3 to \$8. Marquette, the county seat, is 90 miles N. W. of Milwaukee. The land consists of one-half openings, the balance of timber and prairie, and is adapted to stock and grain. The Fox River, on which are located several flourishing villages, runs through this county. A line of stages connect Marquette with Milwaukee.

A large portion of this County is Government land, of very excellent quality, much of which can be secured by Warrants.

Fond du Lac county.

20,000 Acres for Sale.

Improved Farms, with buildings, &c., of 40 to 160 acres, from \$6 to \$20 per acre. Wild land, \$3 to \$7 per acre. Fond du Lac, the county seat, an important point, is pleasantly situated on Lake Winnebago, 65 miles N. W. of Milwaukee, with which it is connected by a Plank road, and contains 3,000 inhabitants. A Railroad, designed to connect this flourishing village with Chicago, is being made. The land in this county, consists of one-half openings; the balance of equal portions of timber and prairie, and is well adapted to the raising of stock, wheat, corn, &c. Population 17,000. Number of schools, 100. Stages leave Milwaukee for Fond du Lac. A Railroad to Milwaukee is being surveyed. Government land to be had.

Sheboygan county.

24,000 Acres for Sale

Improved Farms, with dwellings, &c., of 40 to 160 acres, from \$6 to 20 per acre. Wild land, \$2 to \$6 per acre. Sheboygan, the county seat, on Lake Michigan, 60 miles north of Milwaukee, contains 2,000 inhabitants. The land in this county is heavily timbered, and is adapted to the raising of wheat, corn, &c. Population of the county, 12,000. Number of schools, 60. A Plank road connects the village of Sheboygan with Fond du Lac. Government land can be entered in this county. A line of steamboats and stages connect Sheboygan with Milwaukee.

Green county.

15,000 Acres for Sale.

Improved Farms, with buildings, &c., from \$5 to \$10 per acre. Wild land, \$2 to \$6 per acre. Monroe, the county seat, is 100 miles S. W. of Milwaukee. The land in this county consists of prairie, openings and timber, in about equal portions, and is well suited to stock, wheat, corn, &c. This county contains also several Lead Mines, which yield a handsome profit. Government land in Green county. A daily line of Stages connect Monroe with Milwaukee.

Iowa county.

10,000 Acres for Sale.

Improved Farms, with buildings, from \$6 to \$12 per acre. Wild land, \$2 to \$6 per acre. Mineral Point, the county seat, is 120 miles west of Milwaukee. The U. S. Land Office for the S. W. District is established here. The land in this county consists of about half openings, the remaining part of equal portions of timber and prairie, and is well adapted to the production of wheat and other grain. This county contains many Lead Mines, of great richness, and which are being worked to great profit. Government land in this county. Population 12,000. Number of schools, 40. Daily communication with Milwaukee. Government land in this county.

Lafayette county.

Value of land, &c. the same as in Iowa county, which it adjoins on the south. Population 2,000. Government land to be found in this county.

Grant county.

40,000 Acres for Sale.

Improved Farms, with buildings, &c., of 40 to 160 acres, \$6 to \$15 per acre. Wild land, \$2 to \$6 per acre. Lancaster, the county seat, is a rising village, 160 miles south west of Milwaukee. This county is bounded by the Mississippi on the west, and the Wisconsin river on the north, and contains several flourishing villages. The land consists of one-half prairie, openings and timber in remainder, and is well adapted to the production of wheat, corn, &c., as well as the rearing of stock and pork. A profitable and extensive mining business is done here. Population 19,000. Government land in this county.

Winnebago county.

15,000 Acres for Sale.

Good Farms, well improved, of 40 to 160 acres from \$6 to \$15 per acre. Wild land, \$3 to \$8 per acre, at the mouth of the Wolf river. Oshkosh, the county seat, is pleasantly situated on Lake Winnebago, 80 miles N. W. of Milwaukee, and contains over 2,000 inhabitants. The land consists of timber, openings and prairie, in about equal portions, and is well adapted to both stock and grain. A good Lumber business is conducted here. Population of the county, 7,500. Number of schools, 50. Nearly one-half of this county is Government land.

Sauk county. 12,000 Acres for Sale.

Improved Farms, with buildings, &c., of 40 to 320 acres, from \$5 to \$12 per acre. Wild land, \$2 to \$6 per acre. Baraboo, the county seat, is 120 miles N. W. of Milwaukee, and has a population of 1,200. This county consists of one-half timber land, the remainder openings and prairie, and is well adapted to stock and wheat. Prairie du Sac, on the Wisconsin River, and other flourishing villages, are situated in this county. The Milwaukee and Mississippi Railroad will pass near the southern portion of this county. Population is 8,000. Number of schools, 40. A large portion of this county is Government land. There are several saw and grist mills in this county, and a Railroad is about being made through it.

Brown county. 20,000 Acres for Sale.

Improved Farms, with buildings, &c., from \$6 to \$115 per acre. Wild land, \$2 to \$8. Green Bay, the county seat, situated on the Fox River, at its junction with Lake Michigan, contains 2,000 inhabitants, and is about 120 miles north of Milwaukee. Depere, three miles S. W. of Green Bay, possesses the greatest water power in the State. This county consists of heavy timber land, well suited to wheat and pork. It also maintains a very profitable and extensive lumber trade. Government land to be found in this county.

Outagamie county. 15,000 Acres for Sale.

Improved Farms, with buildings, &c., from \$6 to \$15 per acre. Wild land, \$2 to \$10. This county consists mainly of heavy timber land, with some openings, and is adapted to the production of wheat, raising of pork, &c. The flourishing village of Appleton, on the Fox River, is in the S. E. corner of this county. Government land is still to be had.

Calumet county. 15,000 Acres for Sale.

Improved Farms, with buildings, &c., from \$5 to \$12 per acre. Wild land, \$2 to \$6. Culumet consists of good timber land, and is well watered. Lake Winnebago bounds it on the west. The County seat is about 90 miles N. W. from Milwaukee. Population 2,800. Farming best adapted, is wheat, pork, &c. Government land to be had.

Crawford county.

15,000 Acres for Sale.

Improved Farms worth from \$6 to \$12 per acre. Wild land, \$2 to \$5 per acre. The character of the land is timber, some openings and prairie. Prairie du Chien, the county seat, on the Mississippi, three miles north from the mouth of the Wisconsin River, and 200 miles west of Milwaukee, and contains about 1,000 inhabitants. Prairie du Chien will be the terminus of the Milwaukee and Mississippi Railroad. Farming best suited—pork, wheat, stock, &c. Population of the county, 5,000. Great portion of this county is Government land, and is of superior quality.

Richland county.

10,000 Acres for Sale.

Bounded on the south by the Wisconsin River, and is nearly all timber land. Some choice locations in this county. Richmond, on the Wisconsin river, at the mouth of the Pine river, is a rapidly rising village.

Bad-Ax county.

8,000 Acres for Sale.

On the Mississippi River. Great portion of this county is Government land, and of the choicest quality of timber, prairie and openings. But few improved farms for sale in this county.

La Crosse county.

4,000 Acres for Sale.

Improved Farms worth from \$4 to \$12 per acre. Wild land, \$2 to \$6 per acre. Prairie La Crosse, the county seat, contains 500 inhabitants, 200 miles N. W. of Milwaukee, is an important point on the Mississippi, at the mouth of the Black and La Crosse Rivers. The land is one half timber, balance openings and prairie. Farming most profitable—pork, wheat, &c. A large lumber business is carried on here. 70,000 acres of State lands, of choice quality, located near the county seat, will be sold at Government price, and 30 year's credit. Government land in this county.

MILWAUKEE CITY.

For beauty of location, health, and increase in her population, Milwaukee stands unrivalled. All strangers admit that its "natural advantages" are superior, even, to those of Cleveland. In 1836, Milwaukee numbered some 50 inhabitants; at this time she contains over 25,000. Her private residences and public stores compare favorably with any West of New York city. Ten Plank roads, and the Mississippi Railroad, now lead from the city, and three other Railroads are surveyed and under contract.

A responsible company from Cincinnati, are constructing Gas and Hydraulic works, and in less than six months, Milwaukee will be lighted, and plentifully supplied with good water. Several grist mills, saw mills, woolen factories, machine shops, &c., &c., propelled by water, are in active operation. Milwaukee brick are held in such estimation in the East, that large quantities are shipped to New York City, also to Buffalo, Chicago, &c., &c.

Lots on East Water street, the best business street, are worth from 100 to \$200 per foot front. The next best business street, 30 to \$60 per foot. Lots for residences 10 to \$20 per foot; Lots for speculation 3 to \$10 per foot. Land within the city limits, from 200 to \$600 per acre.

The appreciation in city property, when chosen with judgment, has been equal to 20 per cent. per annum. A tax of not more than one per cent per believed, under the new charter. Brick houses rent for 200 to \$300 per year. Frame, from 100 to \$200. Brick stores rent from 400 to \$800. Frame from 200 to \$400 per year. Good house and lot is worth about \$3000. Buildings pay about 15 per cent. on the cost, and real estate about 8 per cent, the appreciation is equal to at least 12 per cent.

LAND WARRANTS.

Land Warrants, say for 160 acres, are worth from 140 to \$150, can be entered on time, for actual settlers, who will be glad to pay \$200 for 160, and 12 per cent. for two years. This is about the best and safest investment that can be made. The settler generally has a house built upon the tract, and a portion of it under cultivation. The tax upon wild land, in remote districts, ranges from 1 to 3 cents per acre.

You should purchase Land Warrants, only from responsible parties, and get a guarantee that if the Warrants are not genuine, your money will be returned, with the cost of locating.

You should also see that the Warrants are properly arranged. The following is the form:

"For value received, I, _____, to whom the within Warrant, "No. _____, was issued, do hereby sell and assign unto _____, and to his heirs and assigns for ever, the said Warrant, and authorize him to locate the same, and receive a patent therefor.

"Witness my hand, &c.

[Two witnesses.]

The assignment must be on the back of the Warrant, and acknowledged by the proper officer.

Warrants are located by Agents. (See POWER & SCHLEY'S Adver-

tisement. Prices for locating, not including land officers fees, are as follows :

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| 160 Acres, | | \$10 00 |
| 80 " | | 7 00 |
| 40 " | | 5 00 |

Together with the regular fees, say \$1 for each 40 acres. A deduction made when a number is located—or one warrant in every fifteen is taken for locating fees, instead of money. This arrangement is better for extensive holders of Warrants, as the agent must take his chance for the fifteenth location, good or bad.

GENERAL INSTRUCTIONS.

Stages and Railroad cars, or steamboats, leave Milwaukee daily for every section of Wisconsin.

Emigrants can be taken into the interior cheaper from Milwaukee, than any other point.

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| Cost of clearing, fencing, and preparing for crops, timber land, | \$10 00 |
| “ “ “ “ “ oak openings, | 7 00 |
| “ “ “ “ “ prairie, | 5 00 |

Farm laborers are generally paid from 9 to \$14 per month, with board. Wages by the day, about 75c.

Oxen are worth from 25 to \$35 each. Cows, from 18 to \$27. Horses, from 80 to \$120. Wagons, from 40 to \$70.

Government land is sold, for cash, at \$1 25 per acre, and only at Government Land Offices. For the N. E. portion, the office is at Menasha, head of Lake Winnebago; for the N. W., Prairie la Crosse; extreme N. W., Willow river, near the junction of the St. Croix and Mississippi rivers; S. E. District, at Milwaukee; S. W., Mineral Point; a District is laid off at the extreme North and Centre of the State, Steven's Point, on the Wisconsin. St. Point and Prairie la Crosse offices, will not be open for six months.

Actual settlers can occupy Government Land for one year, without pay for it. Improved farms are most commonly sold for the cost of the improvements, one-half or one-third cash, balance on one and two years credit. Choice land can be entered with Land Warrants, for less than one dollar per acre, and the same title got as if cash were paid.

LOANING OF MONEY.

Money can be loaned on real estate at least three times the value of the sum lent, at from ten to twelve per cent. interest, from six months to six years, interest payable semi-annually. If the interest be not paid punctually, the principal and interest, at the option of the lender, fall due, and the property can be sold within six months, at a cost not to exceed twenty dollars, which the property has to pay. Good mortgages can be purchased, bearing interest, for 12 to 20 per cent. A couple of hours is sufficient to see that the title is good, in the party borrowing, and that the property is free from all encumbrances. (See Power & Schley's Advertisement as "money Agents.")

CITY REAL ESTATE OFFICE,

Corner of East Water and Wisconsin Sts.

MILWAUKEE, WISCONSIN.

POWER & SCHLEY,

REAL ESTATE AGENTS, &c.,

Offer for sale some of the most desirable property in the City, comprising **Lots, Wild and Improved, Houses and Lots, Stores, Taverns, Mills, Machine Shops, &c. &c.** Also, choice tracts within the city limits, from 1 to 10 acres each, suited for gardening purposes. They have constantly on hand **HOUSES and STORES TO RENT**, at the lowest prices. Being provided with Ward and City Maps, compiled by themselves expressly for the purpose of showing more distinctly each lot and part of a lot, and their time being devoted to the buying, selling and exchanging of Real Estate, &c., they have confidence in stating, that their knowledge of the value of property in Milwaukee is not surpassed by any agents in the city.

STRANGERS COMING TO MILWAUKEE,

and wishing to purchase property, lend money, or seek information respecting the value of property, &c., by calling at the "City Real Estate Office," will find more property entered for sale upon our books, and will get as much information about property, as at any other office in the city.

TAXES PAID FOR NON-RESIDENTS,

and their property sold or taken charge of, for a moderate commission.

LAND WARRANTS,

BOUGHT, SOLD AND LOCATED.

POWER & SCHLEY,

Will locate Land Warrants in Wisconsin, Iowa and Minnesota. As they make no locations except what are personally inspected by Mr. Power—locating member of the firm, compiler of "Power's Map of Wisconsin"—choice farming land will be guaranteed. If the lands we locate are not "good farming land," we will pay the owners of the Warrant \$150 with the locating fee. We will take charge of the lands we enter, pay taxes upon them, and through the medium of our extensive "Land Agency," dispose of them at a considerable increase; or we will locate lands for actual settlers, giving them choice land at Government prices, and credit for two years at 12 per cent. This arrangement is equally good for the settler as well as the holder of the Warrants. One party sells his Warrant for \$200 on good security for two years at 12 per cent. The other party gets choice land at Government price, and gets two years to pay for it, at 12 per cent.

Our charges for locating are as follows:

| | |
|----------------|---------|
| 190 Acres..... | \$10 00 |
| 80 " | 7 00 |
| 40 " | 5 00 |

Not including the regular fee of \$1 for each 40; or we will locate for one Warrant in every 15, and leave it optionate with the owner of the Warrants, to give us the poorest location we make. This is about the best and safest investment that can be made.

LOANING OF MONEY.

The subscribers are always prepared to loan money on good security, in sums of \$100 and upwards, at from 10 to 12 per cent interest, from six months to 10 years.

Parties living in the East, and having small or large sums which they wish to invest at 10 or 12 per cent, can have their money loaned on the very best Real Estate, and the interest paid at the towns in which they reside.

We have generally well secured Bonds and Mortgages, bearing a higher rate of interest, for sale.

In all our loaning operations, we have not made a loan that the property given as security, would not sell for at least double the amount of the money loaned.

POWERS & SCHLEY,

MONEY AGENTS, MILWAUKEE.

Agency for Paying Taxes in the Western States.

We have made such arrangements as enable us to pay Taxes in any part of Wisconsin, Illinois, Iowa, or Minnesota, at the rate of 5 cents for each tract.

Persons who have neglected to pay their taxes, or those having Tax Deeds on their property, by sending us a description of the tract, taken from the deed, we will settle the Taxes, get the Certificates and Tax Deeds cancelled, &c., on the most reasonable terms. At least one-fourth of the property in the West, owned by absentees, is lost by the owners neglecting to pay their Taxes.

POWER & SCHLEY,

LAND AND TAX AGENTS, MILWAUKEE.

To Owners of Real Estate in Wisconsin.

We will take charge of lands belonging to absentees, report to them half-yearly, their value and future prospects; pay the taxes upon them; and sell to the best advantage, if desired; ascertain if there be a village or mill site upon them; sell the timber, or see that it is not stolen; advance money upon them, &c.

Having Farms for sale, and the charge of lands in every county in Wisconsin, Northern Iowa, Illinois, and a portion of Minnesota, and having capable Agents in all these places, together our own local knowledge, our Agency affords peculiar facilities to absentees, to ascertain the value of their property, or have it sold, at a very moderate charge.

POWER & SCHLEY,

REAL ESTATE AGENTS, MILWAUKEE.

Map of Wisconsin for Sale,

LATEST EDITION,

By **POWER & SCHLEY.**

